

AN ORDINANCE

98650

AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH RONALD R. DEROO, C/O THE BRIAN BRADY COMPANY, FOR USE BY THE SAN ANTONIO METROPOLITAN HEALTH DISTRICT IN CONNECTION WITH THE WOMEN, INFANTS & CHILDREN PROGRAM (WIC PROGRAM) OF APPROXIMATELY 4,258 SQUARE FEET OF CLINIC AND OFFICE SPACE IN THE SAM HOUSTON SHOPPING CENTER LOCATED AT 1013 RITTIMAN ROAD AT A RATE OF \$3,619.30 PER MONTH FOR THE PERIOD DECEMBER 8, 2003 THROUGH DECEMBER 7, 2005 AND AT A RATE OF \$3,832.20 PER MONTH FOR THE PERIOD DECEMBER 8, 2005 THROUGH DECEMBER 7, 2008; AND APPROVING PAYMENTS.

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WHEREAS, the San Antonio Metropolitan Health District (SAMHD) currently operates a Special Supplemental Nutrition Program for Women, Infants & Children (WIC Program) clinic in northeast San Antonio to provide nutrition education and food vouchers to pregnant women and children under five years of age in order to prevent more serious problems caused by poor nutrition; and

WHEREAS, this program has been housed since 1993 in the Sam Houston Shopping Center located at 1013 Rittiman Road, a site owned by Ronald R. Deroo and managed by the Brian Brady Company, and the SAMHD desires to continue operating the program at this location; and

WHEREAS, the lease agreement for this office space has expired and the Landlord has offered an agreement for the period December 8, 2003 through December 7, 2005 at a monthly cost of \$3,619.30 (\$0.85/ft²), and December 8, 2005 through December 7, 2008 at a monthly cost of \$3,832.20 (\$0.90/ft²); and

WHEREAS, funds for this lease are available through grant funding provided by the Texas Department of Health, which was accepted through Ordinance No. 98289, passed and approved October 9, 2003; and

WHEREAS, it is now necessary to authorize the execution of this lease agreement and approve payments to the Landlord; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Lease Agreement between the City of San Antonio and Ronald R. Deroo, c/o The Brian Brady Company for approximately 4,258 square feet of clinic and office space in the Sam Houston Shopping Center located at 1013 Rittiman Road, to be used in connection with the

Women, Infants, & Children Program (WIC Program) of the SAMHD for the period December 8, 2003 through December 7, 2005 at a rental rate of \$3,619.30 per month (\$0.85/ft²), and for the period December 8, 2005 through December 8, 2008 at a rental rate of \$3,832.20 per month (\$0.90/ft²), is hereby approved.

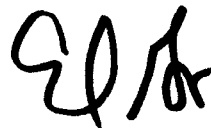
SECTION 2. The City Manager, or her designee, is hereby authorized to execute this lease agreement with Ronald R. Deroo, c/o The Brian Brady Company, being in substantially the same form as the lease agreement attached hereto and incorporated herein as Attachment I.

SECTION 3. Funds in the amount of \$48,000.00 were previously authorized to be encumbered in Fund 26-016065 entitled "Women, Infants & Children (WIC Program) in Index Code 756858 entitled "Sam Houston Ctr Lease" and are made payable pursuant to the terms of the lease agreement for the period of October 1, 2003 through September 30, 2004. Lease payments for subsequent years will be authorized when the annual grant for the WIC Program is accepted.

SECTION 4. Should the lease offered be in an amount other than that budgeted for, or should the lease contain terms and conditions different than those currently existing, acceptance of the lease will be subject to subsequent City Council ordinance.

SECTION 5. This ordinance shall be effective on and after the tenth (10th) day after passage.

PASSED AND APPROVED this 8th day of January, 2004.



M A Y O R
EDWARD D. GARZA

ATTEST: Golanda L. Lebec
City Clerk

APPROVED AS TO FORM: Elizabeth L. L...
City Attorney